



FLAT 4 INFINITY
45-47 BOSOCMBE
OVERCLIFFE DRIVE
BOURNEMOUTH
BH5 2EB

LEASEHOLD
ASKING PRICE
£725,000

“A luxurious three
bedroom, two
bathroom ground floor
apartment with secure
underground parking
set within an exclusive
development
overlooking
Southbourne cliff tops”

Winkworth

for every step...

ASKING PRICE £725,000

Three Bedrooms
Two Bathrooms
Modern Kitchen
Ground Floor
Private Garden
Opposite Southbourne Cliff Tops
Secure Underground Parking

EPC: ? | COUNCIL TAX: F | LEASEHOLD TBC YEARS REMAIN-
ING | MAINTENANCE £2650 P/A | GROUND RENT TBC | NO
PETS OR HOLIDAY LETS PERMITTED

01202 434365
southbourne@winkworth.co.uk





Why Southbourne Overcliffe Drive?

Infinity is a small development of luxury apartments built approximately 4 years ago overlooking Southbourne cliff tops where the views stretch from the Isle of Wight to Old Harry Rock. Take a stroll down the zig zag where you will find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier or sit and admire the view in one of the many beach front cafés, bars or restaurants.

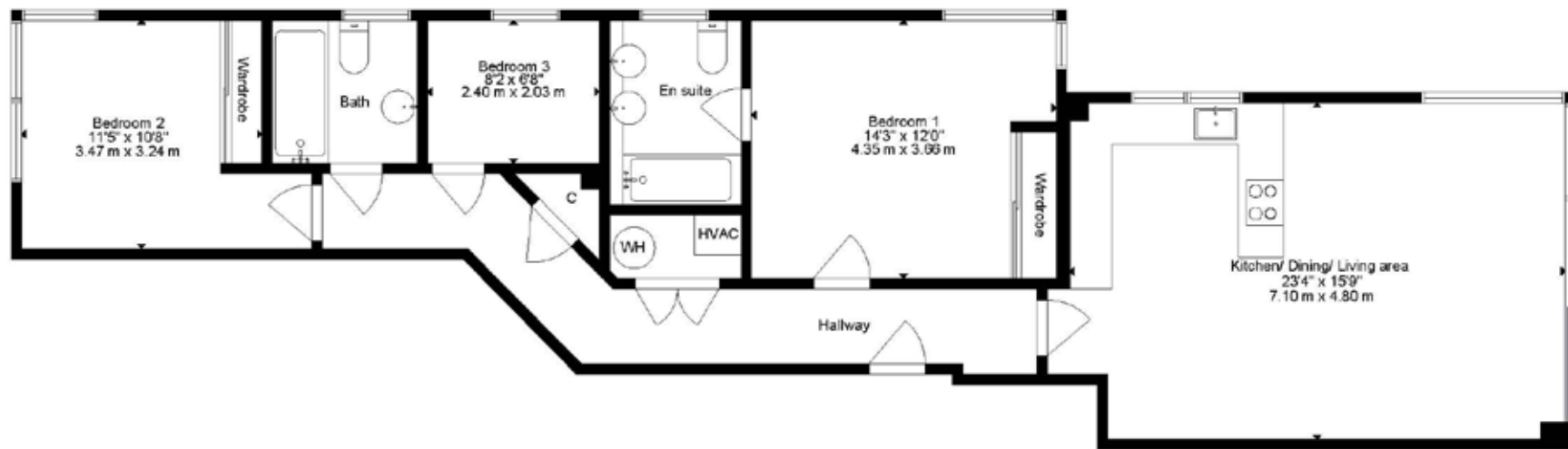
Southbourne's bustling high street is just a short distance away with its array of independent restaurants, cafés and convenience shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

This three bedroom, ground floor flat is modern throughout. The open plan kitchen / dining / lounge enjoys a dual aspect, flooding the room with natural light. The kitchen area is well equipped with modern, handleless cabinets, integrated appliances and a central island with breakfast bar seating for three.

All three bedrooms are double in size with the primary benefiting from built in wardrobes and an en-suite shower room. The family bathroom is fitted to include a bath with over head shower and glass shower screen, wash hand basin and wc with stylish wall and floor tiles to complement.

Outside, the property enjoys a patio area ideal for outside dining with the remainder laid to lawn.





GROSS INTERNAL AREA
TOTAL: 95 m², 1021 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

Winkworth

for every step...